



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: July 21, 2022

Project: Landers Road Property (Zoning Map Amendment 2022-004)

Applicant: Morell Engineering

Property Owner: M. Anne Clift and Charlotte Campbell

Location: On both sides of Landers Road, South of Browns Ferry Road

Request Summary

This is a request for a Zoning Map Amendment to rezone 6.79 acres from R-2 (Medium Density Residential) to B2 (Community Business District).



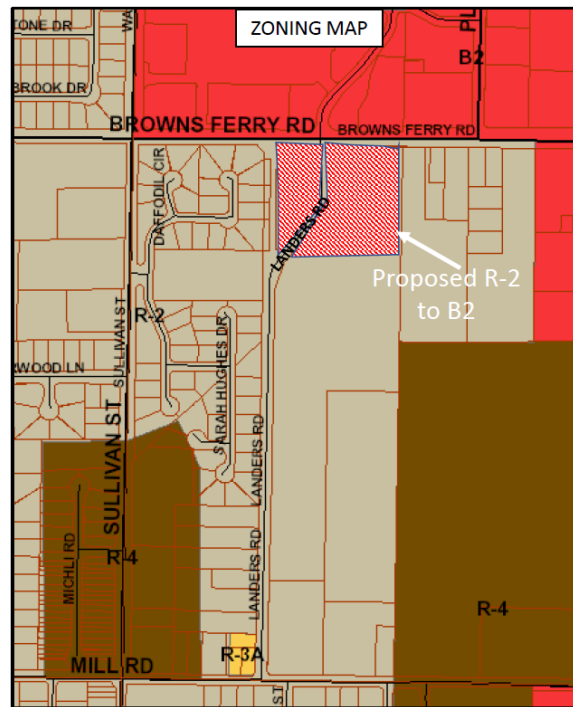
Recommendation

Motion to:

“Approve the Zoning Map Amendment to rezone 6.79 acres on Landers & Browns Ferry Roads from R-2 to B2 and forward to the City Council for adoption.”

Project Request

This is a Zoning Map Amendment request to rezone 6.79 acres of a 22.75 acre metes and bounds property from R-2 (Medium Density Residential) to B2 (Community Business). It is currently split by Landers Road but still considered one property by the Madison County Tax Assessor's office. A proposed Layout Plan for the entire property shows the area proposed for rezoning divided into two lots. The lot on the west side of Landers Road will have an area of 1.88 acres. The lot on the east side will have an area of 4.91 acres.



General Information

Background:

A Layout Plan request has been submitted for the July Planning Commission meeting that proposes a subdivision for the entire 22.75 acre property. The portion that extends south of the area proposed for rezoning would consist of open space and single family lots. For more information, see the staff report for Star Estates.



Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	RM (Residential Medium Density)	R-2 (Medium Density Residential)	Undeveloped
North of Subject Property (across Browns Ferry Road)	RM	B2 (Community Business District)	Retail Center
East of Subject Property	RM	R-2	Church
South of Subject Property	RM	R-2	Undeveloped
West of Subject Property	RM	R-2	Single-family subdivision

Conformance with Long Range Plans:

1. Future Land Use Map
The Future Land Use Map designates the property as Residential Medium Density. The proposed commercial lots are not compatible. Should the rezoning be approved, the Comprehensive Plan under development will include an updated land use map that reflects zoning changes.
2. West Side Master Plan. Not Applicable
3. Growth Plan
The subject property is within the boundaries of the Midtown Madison Key Development Area. The Plan recommends the subject property be developed as “in-town neighborhoods consistent with the existing residential character.” It should be noted that this recommendation extended to the property on the north side of Browns Ferry, which has since been developed as a retail center (Kroger, etc.) and an elementary school. Another recommendation is new and existing neighborhoods be connected into the greenway network. The map shows the greenway running along Landers Road.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The two proposed lots are compliant with dimensional requirements for the B2 District.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application.

Analysis

The properties located on the north side of Browns Ferry Road are zoned B2 and have become an active community destination, consisting of the Midtown Marketplace Center (Kroger, Culver’s, other retail), PJs Coffee under construction, the elementary school to the north of these, and the Madison County satellite office to the east. Browns Ferry Road has become a busy transportation route for those commuting to/from the City of Huntsville. These factors support the use of the subject area for commercial purposes.

The adjoining properties surrounding the subject property on the south side of Browns Ferry Road are all currently zoned R-2. The property to the east is occupied by a church and the rezoning of the subject property for commercial zoning would not have a negative impact on that use. The properties to the south are currently part of the subject property and a residential subdivision is proposed there. The applicant is proposing mostly open space directly south of the commercial re-zoning area, due to the presence of a tributary that extends through this portion of the site, and only one future residential lot adjacent to the commercial area on the east side of Landers. This lot is proposed to be just over one acre in size.

The properties to the west are part of Meadow View Subdivision, approved in 1992, and are single family residential lots. The proposed commercial property on the west side of Landers Road that would back to the Meadow View Subdivision would be 1.88 acres in size. There are four lots that have rear yards that back to this property and one lot that has some adjacency, though its rear yard primarily backs to Browns Ferry Road. At the time the Subdivision was approved, these lots backed to Landers Road. When Landers Road was rerouted, the City quit claimed half of the right-of-way to these properties. Thus, their rear yards increased an extra 30 feet in depth. The B2 District allows only indoor commercial operations with limited outdoor activities. The District regulations also include screening, landscaping, and lighting requirements to mitigate any negative impacts.

If the property was developed under the existing R-2 zoning, staff estimates that 17 to 19 single family units could be accommodated: five on the west side of Landers and the remainder on the east side. Staff thinks that commercial uses would be a better use of the land and a better fit for the Browns Ferry Road frontage, providing more opportunities for businesses to serve resident needs. Staff recommends approval.